COLDWELL BANKER
EUROPA REALTY

House Arcachon 129 m²



SALE PRICE : 895 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Just 400 meters from the shops in Aiguillon, discover this beautiful 129 sqm house combining space, brightness, and tranquility.

Set on a landscaped 500 sqm plot with no overlooking neighbors, it offers a privileged living environment—ideal for fully enjoying every moment in comfort and relaxation.

You will be charmed by its light-filled living area, opening onto a south-facing covered terrace, as well as its swimming pool, perfect for unwinding on sunny days.
The house also features a separate, spacious, and functional kitchen—ideal for convivial moments.

The night area offers three bedrooms, including a master suite with a private shower room, as well as an office that can be used as an additional bedroom.
A second shower room completes the sleeping area, ensuring everyday comfort.

A parking space on the property completes this well-appointed home.

Single-level living, a sun-drenched pool, a private garden, and immediate proximity to shops make this house a truly enjoyable place to live—viewing is highly recommended.

Energy rating: E (267) – GHG: E (54)
Estimated annual energy costs: between €3,070 and €4,220 per year.

Price: €895,000 (agency fees included), with fees payable by the seller.

For more information about this exceptional property, please contact Marina Tonneau.

Discover all our listings on IMMOBA.

Information about potential risks affecting this property is available upon request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	129.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 267

Greenhouse gas emissions (GHG) index: E 54

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